

Library Bond Act Grant Applications - Cycle 1 Individual Application Summary

<i>Project Name [Number]</i>	Walnut Creek Library 1035	<i>Current Square Footage</i>	9,234
<i>Applicant</i>	Walnut Creek, City of	<i>Project Square Footage</i>	40,380
<i>Operating Library Jurisdiction</i>	Contra Costa County Library	<i>Service Area Population:</i>	64,296
<i>Project Type</i>	New Library		
<i>Project Priority</i>	1st	<i>Anticipated Construction Start Date:</i>	3/31/2004
<i>Joint Use Type</i>	Joint Venture		
<i>Multipurpose?</i>	YES	<i>Total Library Project Amount</i>	\$29,935,969
<i>Leased Site:</i>	NO	<i>State Grant Amount</i>	\$16,512,348

Bond Act Factors [California Code of Regulations Title 5, Section 19998 (a)]

	Rated	Other
<i>Needs of urban and rural areas:</i>		[see map]
<i>Population growth:</i>		33%
<i>Financial capacity of applicant to open and maintain operation of the library (new libraries only):</i>		Yes
<i>Age and condition of existing library:</i>	Poor Condition (= Very Good)	
<i>Inadequacy of the existing library in meeting needs of residents and the response of proposed project to meeting the needs:</i>	Very Good	
<i>Plan of Service integrates appropriate electronic technology:</i>	Very Good	
<i>Appropriateness of proposed site for the proposed project:</i>	Outstanding	
Overall Rating:	Very Good	

Summary of Review Panel Comments

Population Growth 32.9%

Age and Condition The existing library was built in 1961 and has not been renovated. Physical limitations include: non-compliance with seismic, health/safety, and ADA codes; inefficient mechanical systems; inadequate acoustical control; inflexible spatial arrangements; inadequate space for all functions.

Needs of residents/response of proposed project to needs The needs assessment process was thorough and well done. Analysis of demographic data led to appropriate conclusions concerning library service needs. State and national comparisons of demographic characteristics is made for some areas, but not for all.

The plan of service The primary service need for Walnut Creek is adequate space to provide library services, including a larger collection, meeting room space to provide programming from preschool to seniors, and expanded reference collection to serve business clientele. Student needs will be served by a homework center for both elementary and secondary students, a career center, and a computer lab that will provide access to the Internet, as well as serving as a classroom for technology training.

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The building program This is a multipurpose project. The multipurpose aspects of the project is a multi-story parking structure with a coffee shop. After careful consideration, it was decided to raze the current library facility and rebuild on the same site. The original building program was completed in '99 and revised in '02, but the result did not include all elements discussed in the plan of service. For example, there is no evidence of a career center, homework center, or a computer center as described in the plan of service, all of which are significant to the project.

The conceptual plans Some spaces are shown to have less square footage than was programmed. Notably, the children's story time area is shown as less than half the size it was programmed. Non-assignable square footage is not shown on the plan. Somehow, the homework center, computer center, and career center required in the plan of service appeared in the conceptual drawings, even though they were not included in the building program.

Joint use agreement: Computer Center & Homework Center The county has separate joint use agreements with each of the two school districts. The agreement does not represent a partnership between the two parties. The school district will provide only consultation in planning the library and in recruitment of volunteers. The sole responsibility for staffing and operation of the joint use services lies with the county.

Plan of Service Integrates Appropriate Technology The application of technology is considered throughout most of the planning documents. Specific technology uses include: a computer center to provide access to the Internet and in-house electronic resources, as well as computer training; elementary and secondary student homework centers with interactive homework help; career center for secondary school students; interactive online reference services. However, the building program lacks a description of the importance of technology and its impact on the building design.

Appropriateness of Proposed Site The proposed project is a part of the city's Civic Park Master Plan and is centrally located in immediate proximity to the main business community, city hall, community center, and assembly hall. The site is accessible by public and private transportation, by bicycle, and by foot, and there is a bus stop in front of the project.

Financial Capacity The applicant has committed to the on-going operation of the completed library.